

121.A

0002

0201.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

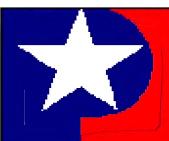
359,500 / 359,500

USE VALUE:

359,500 / 359,500

ASSESSED:

359,500 / 359,500


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		PLEASANT ST, ARLINGTON

OWNERSHIP

Owner 1:	YIP CHRISTOPHER Y/THOMAS D	Unit #:	201
Owner 2:	TRS/YIP NOMINEE TRUST		
Owner 3:			

Street 1: 60 TOBEY RD

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry Own Occ: N

Postal: 02478 Type:

PREVIOUS OWNER

Owner 1: GALVIN SHIRLEY A -

Owner 2: -

Street 1: 114 PLEASANT ST #201

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1900, having primarily Brick Exterior and 700 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6035																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	359,500			359,500			129658
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/12/17		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	359,500	0	.	.	359,500		Year end	12/23/2021
2021	102	FV	354,500	0	.	.	354,500		Year End Roll	12/10/2020
2020	102	FV	344,300	0	.	.	344,300	344,300	Year End Roll	12/18/2019
2019	102	FV	324,800	0	.	.	324,800	324,800	Year End Roll	1/3/2019
2018	102	FV	268,200	0	.	.	268,200	268,200	Year End Roll	12/20/2017
2017	102	FV	249,300	0	.	.	249,300	249,300	Year End Roll	1/3/2017
2016	102	FV	249,300	0	.	.	249,300	249,300	Year End	1/4/2016
2015	102	FV	206,000	0	.	.	206,000	206,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALVIN SHIRLEY		50731-42		2/15/2008		229,500	No	No		
TAYLOR ARLENE C		25445-420		6/29/1995		114,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/12/2017										Measured	DGM	D Mann
5/6/2000											197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:												
Foundation: 1	- Concrete			A 3QBth: 1	Rating:												
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average												
Prime Wall: 7	- Brick			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating:												
Roof Struct: 4	- Flat			RESIDENTIAL GRID													
Roof Cover: 11	- Membrane			1st Res Grid	Desc: Line 1			# Units 1									
Color: BRICK				Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir: N	- NONE			Other													
GENERAL INFORMATION				Upper													
Grade: C	- Average			Lvl 2													
Year Blt: 1900	Eff Yr Blt:			Lvl 1													
Alt LUC:	Alt %:			Lower													
Jurisdict:	Fact: .			Totals	RMs: 3	BRs: 1	Baths: 1	HB: 0									
Const Mod:				CONDO INFORMATION													
Lump Sum Adj:				Location: F	- Front												
INTERIOR INFORMATION				Total Units:													
Avg Ht/FL: STD				Floor: 2	- 2nd Floor												
Prim Int Wal 2	- Plaster			% Own: 4.438000202													
Sec Int Wall: 1	%			Name: 20 - 6035													
Partition: T	- Typical			DEPRECIATION													
Prim Floors: 4	- Carpet			Phys Cond: AV	- Average			30. %									
Sec Floors: 1	%			Functional:				%									
Bsmnt Flr: 1				Economic:				%									
Subfloor: 1				Special:				%									
Bsmnt Gar: 1				Override:				%									
Electric: 3	- Typical			CALC SUMMARY				Total: 30.6 %									
Insulation: 2	- Typical			Basic \$ / SQ: 325.00													
Int vs Ext: S				Size Adj: 1.35714293													
Heat Fuel: 1	- Oil			Const Adj: 1.06007576													
Heat Type: 3	- Forced H/W			Adj \$ / SQ: 467.569													
# Heat Sys: 1				Other Features: 30000													
% Heated: 100	%			Grade Factor: 1.00													
Solar HW: NO	Central Vac: NO			NBHD Inf: 1.45000005													
% Com Wal	%			NBHD Mod: 1													
	Sprinkled			LUC Factor: 1.00													
				Adj Total: 518083													
				Depreciation: 158533													
				Depreciated Total: 359549													
MOBILE HOME				WtAv\$/SQ: 1	AvRate: 1	Ind.Val: 1											
Make: 1				COMPARABLE SALES													
Model: 1				Rate	Parcel ID	Typ	Date	Sale Price									
Serial # 1																	
Year: 1																	
Color: 1																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 121.A-0002-0201.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																